



## ANNOTATED AGENDA

### HISTORIC AND CULTURAL LANDMARKS COMMISSION

Monday, February 13, 2017

Work Session 11:00 A.M.

Public Hearing 2:00 P.M.

City Council Conference Room 290 and City Council Chambers, 2nd Floor City Hall  
200 Texas Street, Fort Worth, Texas 76102

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#### COMMISSIONERS:

Gannon Gries, Chair	<u>X</u>	<u>X</u>
Robert Gutierrez	<u>X</u>	<u>X</u>
Mitchell Moses	—	—
Suzanne Hoff	—	—
Vacant	—	—
Edith S. Jones, Vice Chair	<u>X</u>	<u>X</u>
Mike Holt	<u>X</u>	<u>X</u>
Billy Ray Daniels	<u>X</u>	<u>X</u>
Paul Randall	<u>X</u>	<u>X</u>

#### I. WORK SESSION

City Council Conference Room 290

- A. Presentation - Proposed Stockyards Form Based Code and Historic Standards and Guidelines
- B. Review of cases on Today's Agenda

#### II. PUBLIC HEARING

City Council Chamber

- A. **CALL TO ORDER:** Statement of Open Meetings Act
- B. **ANNOUNCEMENTS**
- C. **APPROVAL OF THE JANUARY 9<sup>TH</sup> AND JANUARY 17<sup>TH</sup> MEETING MINUTES**

Motion By: Edith Jones
Motioned To: Approve the January 9 <sup>th</sup> and January 17 <sup>th</sup> meeting minutes
Seconded By: Mike Holt
Questions: 6-0

## D. TAX CASES

1. TAX17-03

1921 Hurley Avenue; Zoned B/HC  
Applicant/Agent: Laura Pham/Jason Bineer

*Fairmount*

- a. Historic Site Tax Exemption – Partial

Motion By: Billy Ray Daniels
Motioned To: Deny without prejudice
Seconded By: Edith Jones
Questions: 6-0

## E. CONTINUED REQUESTS FOR DETERMINATION

- a. Determination of the main structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the property located at **401 W. Lancaster Avenue (T&P Warehouse)** can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Edith Jones
Motioned To: Continue the request for determination until the April 10 <sup>th</sup> , 2017 Historic and Cultural Landmarks Commission Public Hearing.
Seconded By: Paul Randall
Questions: 6-

- b. Determination of the main structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the property located at **1604 East Hattie Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

Motion By: Mike Holt
Motioned To: The HCLC determined that the main structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.
Seconded By: Paul Randall
Questions: 6-0

## F. NEW REQUESTS FOR DETERMINATION

- a. Determination of the accessory structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission, in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **928 East Mulkey Street** in the Morningside Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

<b>Motion By: Billy Ray Daniels</b>
<b>Motioned To: The HCLC determined that the accessory structure could not be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage due its extensively deteriorated and damaged condition and as a result, that its historic significance had been adversely affected by the loss of integrity.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

- b. Determination of the accessory structure. City of Fort Worth Planning and Development and Code Compliance Departments requests a determination from the Historic and Cultural Landmarks Commission (HCLC), in accordance with Chapter 7: Buildings, Article 4: Minimum Building Standards Code; Section 7-109 Preservation of Historic Properties of the City Code, as to whether the accessory structure located at **1009 East Humbolt Street** in the Terrell Heights Historic District can be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.

<b>Motion By: Mike Holt</b>
<b>Motioned To: The HCLC determined that the accessory structure could be reasonably rehabilitated to remain as a property contributing to the City of Fort Worth's historic heritage.</b>
<b>Seconded By: Edith Jones</b>
<b>Questions: 5-1 (Robert Gutierrez dissented.)</b>

## G. NEW CASES

1. **COA17-17**      **2262 Washington Avenue; Zoned B/HC**      *Fairmount*  
**Applicant/Agent: Daniel Lopez**

- a. The Applicant requests a Certificate of Appropriateness for the recent demolition of the existing rear detached garage.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted.</b>
<b>Seconded By: Billy Ray Daniels</b>
<b>Questions: 5-1 (Robert Gutierrez dissented.)</b>

**2. COA17-18**

**1121 Broadway Avenue; Zoned A-5/HC**  
**Applicant/Agent: Michael Green / Tiffany Pittman**

*Terrell Heights*

- a. The Applicant requests a Certificate of Appropriateness for the recent installation of 29 solar panels to the existing roof.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted the request for a Certificate of Appropriateness for the recent installation of 29 solar panels to the existing roof.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

**3. COA17-19**

**1921 Hurley Avenue; Zoned B/HC**  
**Applicant/Agent: Laura Pham / Jason Binzer**

*Fairmount*

- a. The Applicant requests a Certificate of Appropriateness to construct a detached single-story two-car garage.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted the request for a Certificate of Appropriateness to construct a detached single-story two-car garage.</b>
<b>Seconded By: Mike Holt</b>
<b>Questions: 6-0</b>

**4. COA17-20**

**2346 Harrison Avenue; Zoned A-5/HC**  
**Applicant/Agent: Michael and Bonnie Mrstik**

*Mistletoe Heights*

- a. The Applicant requests a Certificate of Appropriateness for a waiver from the Mistletoe Heights Historic & Cultural District Guidelines for the recent replacement of original French-style terra cotta roof tiles on the main house with a slate-style composition shingle roof.

<b>Motion By: Paul Randall</b>
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**Motioned To:** Continue the request until the next regular meeting pending the submittal and review of the following requests by Staff:

- a. Proof by a preponderance of the evidence, that no reasonable opportunity exists to recover the cost of the proposed work if such work is required to be in accordance with the design guidelines;
- b. A copy of the original quotations of costs from Landstar Restoration for the performance of all the roof work recently undertaken;
- c. A quotation of costs from Landstar Restoration for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;
- d. A quotation of costs from an independent roofing contractor for undertaking the roof tile replacement if the original materials were still on the roof and the work was to be carried out in compliance with the District Guidelines;
- e. A quotation of costs from Landstar Restoration for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.
- f. Independent quotations of costs from appropriately-skilled contractors for the removal of the recently-applied slate-style composition shingle roof from the entire roof and the installation of in-kind roof tiles on the entire roof.

**Seconded By:** Billy Ray Daniels

**Questions:** 6-0

Paul Randall recused himself.

**5. COA17-21                      9 Chase Court; Zoned B/HC**  
**Applicant/Agent: Jack Todd Camp**

*Chase Place*

- a. The Applicant requests a Certificate of Appropriateness to retain a solid wood fence recently rebuilt within the front yard.

**Motion By:** Mike Holt

**Motioned To:** Approve as submitted for the Certificate of Appropriateness to retain a solid wood fence recently rebuilt within the front yard

**Seconded By:** Robert Gutierrez

**Questions:** 3-2 (Motion Failed due to a lack of majority votes, resulting in the denial of the request; Gannon Gries and Edith Jones dissented)

Paul Randall returned to the hearing. Billy Ray Daniels left the meeting.

**6. COA17-22                      2201 Edwin Street; Zoned A-5/HC**  
**Applicant/Agent: Mark Pittman**

*Mistletoe Heights*

- a. The Applicant requests a Certificate of Appropriateness to replace the existing concrete flat tile roof with a Double Roman (High Barrel) concrete tile

**Motion By:** Edith Jones

**Motioned To:** Deny without prejudice

**Seconded By:** Mike Holt

**Questions:** 5-0

7. COA17-23

111 NW 24th Street; Zoned MU-2/HC  
Applicant/Agent: Tommy Bennett

*Stockyards*

- a. The Applicant requests a Certificate of Appropriateness for the application of ConFlex XL elastomeric waterproofing membrane already undertaken on the south and west walls.

<b>Motion By:</b> Edith Jones
<b>Motioned To:</b> Deny because the work undertaken is considered to be inconsistent with <i>Secretary of the Interior's Standards for Rehabilitation</i> in relation to the Rehabilitation of Building Exteriors
<b>Seconded By:</b> Paul Randall
<b>Questions:</b> 5-0

8. COA17-24

1065 E. Pulaski; Zoned A-5/HC  
Applicant: Baker Chapel A.M.E. Church  
Agent: Johnny Bennett

*Terrell Heights*

- a. The Applicant requests a Certificate of Appropriateness to demolish the main structure.

<b>Motion By:</b> Paul Randall
<b>Motioned To:</b> Approve as submitted
<b>Seconded By:</b> Edith Jones
<b>Questions:</b> 5-0

9. COA17-25

769 Samuels Ave; Zoned PD-1097/DD  
Applicant/Agent: Embrey Development / Ames Fender

*Individual*

- a. The Applicant requests a Certificate of Appropriateness to alter the design of a previously-approved rear addition to the Garvey House, construct a two-story exit stair, and rehabilitate the exterior of the Garvey House.

<b>Motion By:</b> Edith Jones
<b>Motioned To:</b> Approve the request for a Certificate of Appropriateness with the conditions that the assessment of the existing material be conducted as part of Conditions #1, 3 and 5 in the staff report, that the roof ridge of the proposed addition be set down from the historic roof ridge not less than that which was approved in May 2016 (Condition #2), the applicant meet with staff for the preparation of a Temporary Protection Plan to be submitted prior to the issuance of the building permit (modified timing of submission that was noted in Condition #5 of the staff report).
<b>Seconded By:</b> Mike Holt
<b>Questions:</b> 5-0

10. COA17-26

2808 Hemphill Street; Zoned MU-1/HC  
Applicant/Agent: CEMS Texas Real Estate

*Individual*

- a. The Applicant requests a Certificate of Appropriateness to complete the construction of a dual ramp to link two historic properties.

<b>Motion By: Edith Jones</b>
<b>Motioned To: Approve as submitted to complete the construction of a dual ramp to link two historic properties subject to the following mitigating conditions:</b>
<ol style="list-style-type: none"> <li>1. That dense landscaping of a sufficient to mitigate the visibility of the ramp as seen from Hemphill Street be installed along the east side of the ramp; and</li> <li>2. That the drawings be amended and resubmitted to the Planning and Development Department prior to the issuance of a Certificate of Appropriateness</li> </ol>
<b>Seconded By: Mike Holt</b>
<b>Questions: 5-0</b>

### III. **ADJOURNMENT: 5:04 P.M.**

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#### **Executive Session**

The Historic and Cultural Landmarks Commission will conduct a closed meeting, as necessary, to seek the advice of its attorneys concerning pending or contemplated litigation, or other matters that are exempt from public disclosure under Article X, Section 9 of the Texas State Bar Rules, and as authorized by Section 551.071 of Texas Government Code, which are related to any item appearing on this agenda

#### **Meeting Accessibility**

The Fort Worth City Hall and City Council Conference Room 290, is wheelchair accessible. Persons with disabilities who plan to attend this meeting and who may need accommodations, auxiliary aids, or services such as interpreters, readers, or large print are requested to contact the City's ADA Coordinator at (817) 392-8552 or e-mail [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) at least 48 hours prior to the meeting so that appropriate arrangements can be made. If the City does not receive notification at least 48 hours prior to the meeting, the City will make a reasonable attempt to provide the necessary accommodations

#### **Accesibilidad de la Reunión**

El Ayuntamiento y Cuarto de Conferencias 290 de Consejo son accesibles con silla de ruedas. Se solicita a las personas con discapacidades que planean asistir a esta reunión y que necesitan acomodaciones, ayudas auxiliares o servicios tales como intérpretes, lectores o impresiones con letra grande, que se comuniquen con el Coordinador de la Asociación Americana de Discapacitados (ADA) de la Ciudad llamando al teléfono (817) 392-8552 o por correo electrónico a [ADA@FortWorthTexas.gov](mailto:ADA@FortWorthTexas.gov) por lo menos 48 horas antes de la reunión, de modo que puedan hacerse los arreglos adecuados. Si la Municipalidad no recibe una notificación por lo menos 48 horas antes de la reunión, ésta hará un intento razonable para proporcionar las acomodaciones necesarias.

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